

MANISTEE CITY PLANNING COMMISSION

70 Maple Street
P.O. Box 358
Manistee, Michigan 49660

MEETING MINUTES

AUGUST 5, 1993

The regular meeting of the Manistee City Planning Commission was held on Thursday, August 5, 1993 at 7:00 P.M. in the City Council Chambers of City Hall, 70 Maple Street, Manistee, Michigan.

The meeting was called to order at 7:00 P.M. by Vice Chairperson, Kendra Thompson.

MEMBERS PRESENT: R. Bauman, R. Bruchan, J. Carter, D. Johnson, J. Lakos, A. Slawinski, K. Thompson

MEMBERS ABSENT: R. Franckowiak, R. Yoder

OTHERS PRESENT: Jon Rose (City Code Administrator), Kathryn & Todd Kenny and Gary Schrader

PUBLIC HEARING: None

SITE PLAN REVIEWS: None

QUESTIONS & CONCERNS:

Kenny's Diesel & Truck Service:

Kathryn & Todd Kenny indicated that they want to open a diesel engine and truck repair service in a building currently housing Marine Design at the end of Tenth Street. The main problem that they are encountering is that the property is zoned I-2 and their proposed use is neither a permitted nor special use.

Following discussion it was moved by Carter, supported by Bauman that amendments be drafted to amend section 6703 Special Uses (I-2 Lakefront Industrial District) by adding Misc. Repair Services and Related Services [SIC 7699] and to amend Article 14 by adding section 1412 - General Diesel Repair & Services Special Use Standards. MOTION CARRIED

Schrader/Harbor Village Partners Agreement:

Schrader indicated that negotiations with Harbor Village Partners in regards to the location of his home and pending suits against the development and the City have reached a tentative agreement. Proposed is an exchange of his property for a parcel on the east end of the development, between Second and Third Avenues, where his house would be moved. In order to finalize the agreement, the City would have to approve an amendment to the current PUD which would add Schrader's property to the PUD, remove from the PUD the parcel being considered in the exchange and authorize the sale/transfer of the parcel in as much as the City has not transferred title to that parcel to the developers.

It was decided to hold a Public Hearing on Monday, August 23rd at 7:00 p.m. to receive public comment on both the Kenny and the Schrader/Harbor Village Partners requests.

Youngberg Lot Split/Combination:

Youngberg's have currently withdrawn their request. However a letter was read from the neighbors in regards to Youngberg's proposed addition and requesting copy of all minutes pertaining to the request and further requesting that they be advised of all meetings when any additions on the Youngberg property are requested. Rose indicated that he will forward a copy of the July 28th minutes to the Billmeyers and advise that they will be notified of any public hearings concerning the Youngberg property.

Numelin Lot Split/Combination:

Rose outlined the proposed lot split and combination on the property which is located on the southwest corner of Birch Street and Bryant Avenue. Following discussion, it was moved by Lakos, supported by Slawinski, that a lot split/combination be approved, provided that:

1. That portion of lot 2 being added to lot 1 shall be a rectangular parcel running parallel to the north/south property line;
2. Only the minimum amount of land needed for lot 1 to meet the 10,000 square foot minimum parcel size shall be transferred from lot 2, and;
3. The applicant shall secure from the Zoning Board of Appeals a variance for the remaining property contained in lots 2 and 3 for having a resulting parcel that has an average width of less than the required 100 feet.

MOTION CARRIED

Waterfront Setbacks:

Rose outlined a request from Tom Culbert to build an addition to his home along the new channel. The ordinance calls for a 100 foot water front set back. In all other districts having water frontage, except R-4, the water front setbacks are set at 50 feet.

Following a discussion, it was moved by Bruchan, supported by Lakos to hold a public hearing on Monday, August 23rd to consider amending waterfront setbacks throughout the city to 50 feet. MOTION CARRIED.

Johnston Marina:

Rose outlined proposed changes at the marina. Discussion followed but no action was needed or taken at this time.

CONSIDERATION OF MATTERS: None

MINUTES

Slawinski noted that he was present at the July 8th meeting, but the minutes of that meeting show him present. It was moved by Carter, supported by Lakos, that the minutes of 07/08/93, 07/14/93 and 07/28/93 be approved, as amended. MOTION CARRIED.

MASTER PLAN AMENDMENTS: Tabled

SIGN ORDINANCE

Bauman reported that the matter will be brought before the Council Ordinance Committee on Thursday, August 19th for their initial review and input.

HISTORIC OVERLAY DISTRICT ORDINANCE REWRITE:

No report.

CITY UPDATE

Rose reported on the following:

1. City now has a 7th District City Council Member, Robert Peterson.
2. Riverwalk West: 50 feet short of being tied end to end.
3. State Waterways Commission currently meeting in Manistee to review the riverwalk, marina and riverbank erosion problems.
4. City has created a new position to replace Jerry Skiera's position of Deputy City Clerk. The new position is a telephone receptionist and secretary to Julie, Dale and Jon and will have her office in the current map room between Julie and Jon's offices and will have a switch board to answer all City Hall calls, with the exception of the Water Department.

D.D.A.

A report was given by Bruchan.

ZONING BOARD OF APPEALS

No report.

**SITE PLAN REVIEW &
HISTORICAL OVERLAY COMMITTEE**

A report was given by Thompson.

12th STREET EXTENSION

No report.

JOINT CITY REVIEW/ORDINANCE COMMITTEE

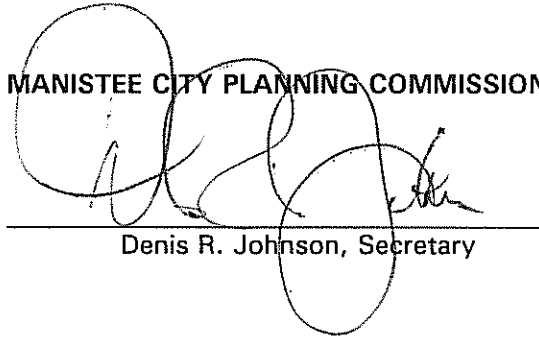
Meeting scheduled for August 19th.

ADJOURNMENT

There being no further business, it was moved by Slawinski, supported by Bruchan, that the meeting be adjourned. MOTION CARRIED.

The meeting adjourned at 9:35 p.m.

MANISTEE CITY PLANNING COMMISSION

A large, stylized handwritten signature in black ink, consisting of several loops and a long horizontal stroke, positioned above a solid horizontal line.

Denis R. Johnson, Secretary